

CITY OF CRYSTAL

NOTICE OF PUBLIC HEARING

LAND USE APPLICATIONS

#2014-5 –SIGN SETBACK VARIANCE AT 5120 56TH AVE N

#2014-6 – OUTDOOR STORAGE AT 2700 DOUGLAS DR N

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Crystal will meet on **Monday, August 11, 2014 at 7:00 p.m.** or as soon thereafter as the matter may be heard, at **Crystal City Hall, 4141 Douglas Drive North**, in said City, to consider the following land use applications:

LAND USE APPLICATION 2014-5:

- Applicant: Liquor Liquidator 3
- Property Owner: Equity Evan LLC
- Property Address: 5120 56th Avenue North (P.I.D 04-118-21-43-0053)
- Zoning: The property is zoned C-1 Neighborhood Commercial. The adjacent properties are zoned R-1 Low Density Residential.
- Description of Application: The applicant desires to install a freestanding sign as close to 56th Avenue as possible, with the pole to be located in the landscape area between the parking lot and the lot line along 56th. The minimum setbacks to any part of the freestanding sign are 10 feet from the lot line along 56th and 50 feet from the east and west lot lines along the adjacent residential properties. The applicant seeks a variance to reduce the 10 foot setback to 1 foot while maintaining the 50 foot setback from adjacent residential properties. The sign would otherwise be in full compliance with city code.

LAND USE APPLICATION 2014-6:

- Applicant: Mohamed Saleh
- Property Owner: Lamplighter Plaza LLC
- Property Address: 2740 Douglas Drive North (tenant space within 2700 Douglas Drive North, P.I.D 21-118-21-33-0039)
- Zoning: The property is zoned C-2 General Commercial. The adjacent properties are zoned C-2 or R-3 High Density Residential.
- Description of Application: The applicant is opening a 900 sq. ft. office and retail store in Lamplighter Plaza. Off-site rental of U-Haul vehicles and trailers will be managed from the office. As an accessory use, the applicant is seeking a Conditional Use Permit to store and display one U-Haul vehicle or trailer in the parking lot.

On or about July 31, 2014 copies of these applications will be available for review on the Planning & Zoning page of the city website, www.crystalmn.gov, and also at Crystal City Hall during normal business hours. The city staff reports will be similarly available on or about August 6, 2014. If you have questions please contact City Planner John Sutter at john.sutter@crystalmn.gov or 763.531.1142.

Persons desiring to be heard on these matters are invited and encouraged to attend the public hearing. Persons unable to attend may submit written comments prior to the date of the hearing to: Community Development Department, City of Crystal, 4141 Douglas Dr N, Crystal

MN 55422. Auxiliary aids are available for public meetings upon request at least 96 hours in advance. Please call the City Clerk at 763-531-1145 to make arrangements. Deaf and hard of hearing callers should contact the MN Relay Service at 711 or 1.800.627.3529 V/TTY.

TIM BUCK, SECRETARY, PLANNING COMMISSION